

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Angelo

State: TX

PJ's Total HOME Allocation Received: \$6,944,312

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 38			
% of Funds Committed	84.87 %	88.74 %	28	90.66 %	16	14	
% of Funds Disbursed	81.68 %	79.23 %	18	81.06 %	41	42	
Leveraging Ratio for Rental Activities	0	4.05	24	4.62	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	81.32 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	80.12 %	57.72 %	10	68.23 %	61	66	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.84 %	70.09 %	15	79.86 %	54	61	
% of 0-30% AMI Renters to All Renters***	73.68 %	36.23 %	7	44.82 %	83	89	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.55 %	1	94.65 %	100	100	
Overall Ranking:			In State:	11 / 38	Nationally:	64 63	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,909	\$14,049		\$25,419	38 Units	10.70 %	
Homebuyer Unit	\$24,644	\$9,433		\$14,530	76 Units	21.50 %	
Homeowner-Rehab Unit	\$39,094	\$30,082		\$20,251	26 Units	7.30 %	
TBRA Unit	\$3,137	\$3,562		\$3,156	214 Units	60.50 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Angelo TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$28,909	\$73,412	\$39,471
State:*	\$51,405	\$58,896	\$32,730
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 2.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.72

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	57.9	27.6	7.7	64.5
Black/African American:	15.8	7.9	19.2	8.9
Asian:	0.0	0.0	0.0	0.5
American Indian/Alaska Native:	0.0	0.0	0.0	0.5
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	26.3	64.5	73.1	25.7
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HOUSEHOLD SIZE:

1 Person:	65.8	15.8	30.8	60.3
2 Persons:	23.7	22.4	38.5	16.4
3 Persons:	7.9	28.9	19.2	14.5
4 Persons:	2.6	22.4	7.7	4.2
5 Persons:	0.0	7.9	3.8	4.7
6 Persons:	0.0	0.0	0.0	0.0
7 Persons:	0.0	1.3	0.0	0.0
8 or more Persons:	0.0	1.3	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	21.1	18.4	15.4	69.6
Elderly:	44.7	2.6	61.5	0.5
Related/Single Parent:	34.2	53.9	11.5	22.4
Related/Two Parent:	0.0	21.1	7.7	4.7
Other:	0.0	3.9	3.8	2.8

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.8	0.0 [#]
HOME TBRA:	0.0	
Other:	52.6	
No Assistance:	31.6	

of Section 504 Compliant Units / Completed Units Since 2001 11

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Angelo

State: TX

Group Rank: 64
(Percentile)

State Rank: 11 / 38 PJs

Overall Rank: 63
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	80.12	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.84	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.97	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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